



March 25, 2024

Tender Package

Invitation to Bid – Electronically to all participants – emailed on March 25, 2024

Enclosure: This tender, RFP, Scope of Work & Specification, Product Specification, Design Drawings.

Owner: P.C.C. No. 289

Address for Service: 310 Mill Str. S. Brampton, ON L6Y 3B1

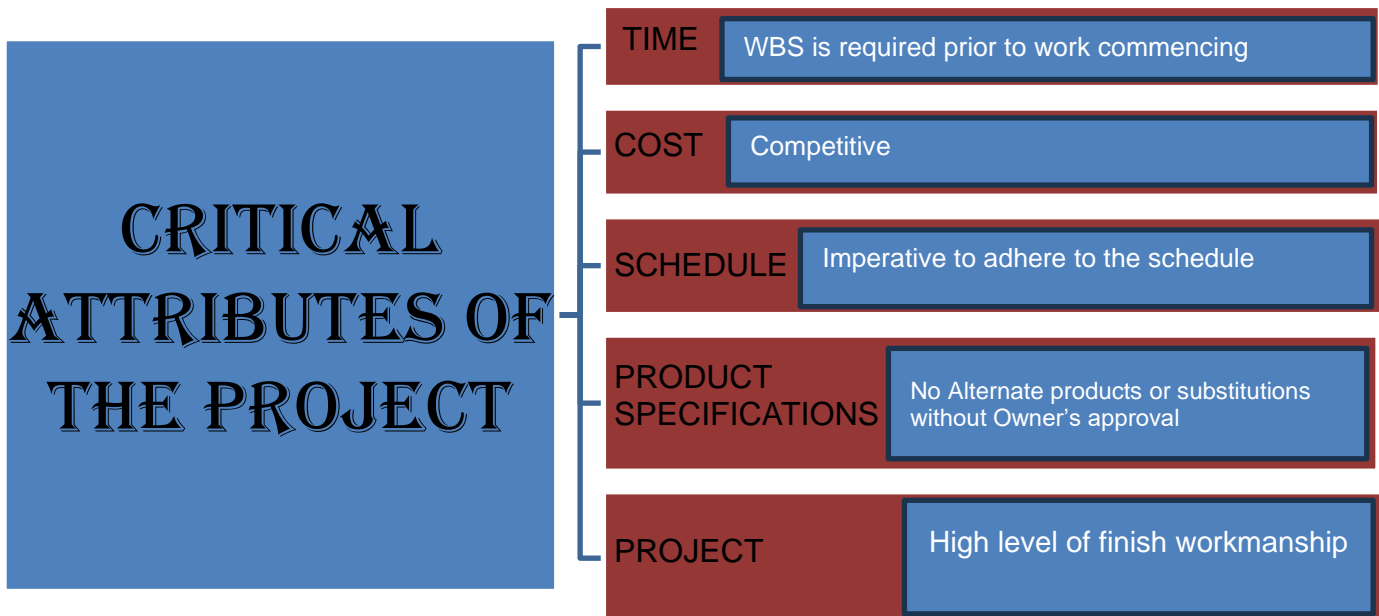
Project Location: 310 Mill Str. S. Brampton, ON L6Y 3B1

Agent on behalf of owner:

Domenic Chiarini, RCM | OLCM, President, Whitehill Residential

Address: 2650 Meadowvale Blvd., Unit 15, Mississauga, ON., L5N 6M5

Project Definition: Pool Interior Restoration



RLV Consulting Engineering

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General

The intent of this tender call is to invite and receive bids for: delivering all labor, materials, services, equipment, and accessories to perform the following work:

Project Location: 310 Mill Str. S. Brampton, ON L6Y 3B1

Owner: P.C.C. No. 289

Consultant: [RLV Consulting Engineering](http://www.rlvengineering.com)
M.C.C. - 77 City Centre Drive - Suite 501, Mississauga, Ontario, L5B 1M5 ON.

Renato Veerasammy, C.Eng., P.Eng., PE, BSSO

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Mandatory Site Meeting: The bidders are invited to a mandatory site meeting on **April 8th, 2024, at 10:30 am at 310 Mill Str. S. Brampton, ON L6Y 3B1**

Tender Closing Date: Tenders shall be received by **April 26th, 2024, by 4:00 pm.**

Tender Submission

Tenders to be submitted in **Sealed Envelope** at the Management Office, Located at **310 Mill Street South, Brampton, ON, L6Y 3B1**, in the attention of Shaik Abdulazees, Property Manager, OLCM on behalf of Peel Condominium Corporation No. 289.

Please provide your bid based on the specifications **included in this document**. We require a **lump sum price, all-inclusive costs for Pool Interior Restoration**.

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1.0 TENDERING & CONTRACT DOCUMENTS

Bid Documents: Tender Package /Form of Tender including, Specification, Scope of Work, Instructions to Bidders, Bid Supplementary Forms if necessary.

The form of Contract between the accepted bidder and the Owner will be the Standard Construction Document, CCDC 2 - 2020.

1.1. Project Schedule and Construction Staging

The winning contractor has to agree to a project schedule with the Owner's Representative (management) within 10 working days of award of the contract.

Winning bidder has to provide electronic WBS (Work Breakdown Structure) schedule indicating the estimated starting date and completion date, ten 10 days of award of contract.

The work schedule, in the form of (at contractor's choice) include sufficient delivery time of all products and materials, subcontractor and trade timelines, start date, mobilization, demobilization, clean up, major milestones in sufficient detail of the critical events and their inter-relationship up to the date of substantial completion, or any other items required for the orderly progress of work to demonstrate the work will be performed in conformity with **the Time Stipulated in the Contract.**

1.2. Project Start Date

The project commencement estimated

1.3. Project Completion

The anticipated Substantial Completion of weeks
fill in the time above

1.4. Tender Procedure

Before submitting a bid, the Bidder should examine the site of the proposed work, buildings, services (if any) thereon existing site conditions and limitations and ascertain the extent and nature of all conditions affecting the performance of the Work. Non-compliance shall imply acceptance of all conditions.

Examine all Tender Documents as soon as possible after receipt. Notify the Consultant and the Owner of any discrepancies, omissions, ambiguities, inconsistencies, errors, etc. discovered therein, as soon as possible, and at least three (3) days prior to date set for Tender submission. If necessary, and time permits, addenda may be issued to Bidders before the date set for Tender submission.

If the Bidder fails to report any discrepancies, errors, omissions, or inconsistencies, etc. to the Owner as specified, the Bidder will be deemed to have accepted all such specifications and drawings, as being accurate and the Owner will not approve any extra charges subsequent to acceptance of the Tender, except change orders to the scope, investigated by consultant and approved by owner.

Any drawings that are included showing dimension are for information purposes only. Bidders shall obtain or check all measurements or dimensions of the place of work as may be necessary.

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1.5. Tender Submissions

The following policy regarding the preparation and submission of tenders will be applicable for this project. Bidders are requested to adhere to the instructions concerning submissions.

The Tender must be delivered, in a sealed envelope to the management office, located at 310 Mill Str. S. Brampton, ON L6Y 3B1, in the attention of Mr. Shaik Abdulazees, Property Manager OLCM, by April 26th, 2024, at 4:00 PM.

The Bidders must:

- Write the Bidder's name and return address on the envelope when submitting the bid documents.
- Complete and fully execute the Tender Submission Form (pg. 10, 11 and 12) embedded in this document.
- Tenders received later than the time specified will not be accepted – NO exceptions.

Tenders will be opened by the Board of Director in the presence of the Consultant or the Property Manager in the presence of Consultant (as the case may be), on the day the tender submission are received or shortly after.

No announcement concerning the successful Tender will be made until a complete report and analysis is prepared by the Consultant.

This Tender is irrevocable. **The Owner commits** to review and select the winning bid within ten (10) working days after the date and time set for Tender closing. The ten (10) days review period shall commence at midnight at the date of bid closing.

Bids containing changes, erasures, overwriting, whiteouts, cross outs, or strikeouts, which are not initialed by the Bidder, or alteration of the original documents, will not be accepted by the Owner.

The Consultant may request a prequalification statement from the Contractor prior to any awarding of the Contractor. Any costs associated with the obtaining of the prequalification statement is to be incurred by the Contractor.

The Consultant may, after bid closing time and before contract award, require any Bidder to submit, in a form prescribed by or acceptable to the Consultant, supplementary information about any aspect of the bidder's bid which, in the Consultant's opinion, is necessary for bid evaluation purposes.

A bidder who has already submitted a tender within the bidding time may resubmit a further tender before the official closing time. **The last tender received shall supersede and invalidate** all tenders previously submitted by that bidder for this contract. A bid may be withdrawn at any time prior to the stipulated tender closing date and time, provided the request is in the form of a letter received at the office of the Consultant before the bid closing time.

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Bid shall include cost of all permits required (**excluding the building permit**), royalties, freight, government duties and taxes where applicable. The Contractor shall obtain permits, licenses, certificates, and pay the fees required for the performance of the work, which are in force at the date of bid closing.

1.6. Acceptance or Rejection of Bids

The Owner will disqualify any Bids if the following conditions and inclusions have not been provided:

- Bids are not received at the address provided above, by the date specified and within the time prescribed therein,
- Tender Submission Form is not properly signed by an authorized agent of the Bidding firm,
- Bids received from unsolicited bidders, not submitted by invitation, will not be accepted,
- Collusion between bidders will be sufficient cause for rejection of all tenders so affected, including any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same,
- Properly fill out the Tender Submission Form in words, and numerals: at the discretion of the Owner, bids that are unsigned, improperly signed, or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind may not be accepted or declared informal,
- Include with the Tender Submission Form, improperly filled out, all or any required appendices.

The Owner has the right to:

- Accept or reject any Tender or all Tenders without justification and shall not be liable for any expense, cost, loss, or damage incurred by any bidder,
- The Owner is not obliged to accept any Tender because it is the lowest tender submitted,
- The Owner shall have no liability to any other bidder, including but not limited to the low bidder, as a result of such negotiations or modifications.

1.7. Insurance

- a) The Owner will maintain and pay for all Risks Property Insurance for the project in accordance with the General Conditions of the Contract,
- b) The Contractor shall provide all other insurance including but not limited to, Automobile Liability and Contractor's Equipment Insurance,
- c) Provide signed "Undertaking of Insurance" on standard form provided by insurance company stating intention to provide insurance to Bidder in accordance with insurance requirements of Contract Documents,

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- d) Each policy of insurance maintained by the Contractor (other than automobile collision insurance and the contractors' equipment insurance) shall name the Owner, the Consultant, the Owner's Property Manager and/or Asset Manager, the Owner's Representative, the Landlord, and such other parties as the Owner may direct,
- e) The Contractor shall provide proof of all required insurance, with an original certificate of insurance pursuant to the Contract in a form satisfactory to the Owner, which shall include an "Additional Named Insured Endorsement" naming the following:
 - i. **P.C.C. 289**
 - ii. **RLV Consulting Engineering**
 - iii. **Whitehill Residential Property Management**
- f) The Conditions of all required insurance shall be equal to or exceed those conditions of the Contract,
- g) Provide a valid Certificate of Insurance to the Consultant, within 10 working days upon receiving written bid acceptance from the Owner,
- h) Provide a valid W.S.I.B. Clearance Certificate to the Consultant, within 10 working days upon receiving written bid acceptance from the Owner,
- i) Neither the Contractor nor any of his Subcontractors shall begin work on the site until all necessary proofs of insurance have been furnished.

1.8. Evaluation/Tender Opening

The Bids will be reviewed in the office of the Owner's representative and evaluated on the entire bid submission, including work schedules, appendices, base bid, past/current performance, letters of references, subcontractors, etc.

1.9. Site Visit and Examination

A mandatory site visit for the purpose of review of scope of work in advance of tender submissions is planned for April 8th, 2024, at 10:30 am. Contractors are advised to visit the site to assess the field conditions and direct any questions regarding the project to the Consultant.

It is the responsibility of each Bidder to conduct sufficient investigation of the site of the work and obtain all required information about local conditions to be met with during the work, including all physical and labour conditions and administrative practices prevailing, for the full and proper construction of the work and the conditions under which it will be performed. This includes any allowances as required for the installation of temporary exhaust, heating / cooling, and ventilators into and out of the work area, as it may apply. The Owner, the Consultant and their employees will not be held responsible for the bidder's failure to obtain such information as referred to in the Drawings, Specification and Contract Documents, or any misunderstandings of the terms and conditions to carry out the evident or apparent work.

1.10. List of Subcontractors

This project includes assumed subcontractors. The bid must list the assumed subcontractor.

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All work not performed directly by the Contractor forces shall be included in this List of Subcontractors. Unless this list is properly completed, the Tender may be rejected.

On the Tender Submission Form, list the names and addresses of the Subcontractors to be used for the work. If a subcontractor is not listed as part of the bid submission and is used during the work the Owner has the right to stop all work and remove the subcontractor without notice or incurring any additional costs.

The Owner reserves the right to reject any proposed Subcontractors. In the case that a subcontract withdraw from the work, the substitution of the subcontractor is subject to the Owner's approval.

1.11. Product Substitutions Options N/A

1.12. Qualifications Information

Bidders for PCC 289 or any of its entities must be in good standing **with the Owner list of contractors.**

References for the performance of similar work performed may be requested prior to award of contract.

Bidder shall provide, on request, a statement of similar work performed, including the site addresses/list of sites and the reference contact.

1.13. Taxes and Duties

The Bidder must make provision in its tender to cover the full cost of Federal, Provincial and Municipal Taxes, Permits and Fees.

1.14. Award of Contract

The Owner has up to **ten (10) days** after the date of tender closing to notify the Bidder that its Tender is accepted.

The Contract shall be deemed to be awarded on the date that the Owner advises the Bidder in writing of such award.

1.15. Errors and Omissions

Any representation in the Specifications and attached Form of Tender are furnished merely for the general information of bidders and are not in any way warranted or guaranteed by or on behalf of the Owner or the Consultant or its employees, and neither the Owner, nor Consultant or its employees shall be liable for any representation negligent or otherwise contained in the documents.

The Specifications and attached Form of Tender have been prepared solely for the use by the party with whom the Owner has entered into a contract, and there are no representations of any kind made by the Consultant to any party with whom the Owner has not entered into a contract.

1.16. Cost of Bidding / Form of Tender

Assume responsibility for all costs, expenses, loss, damage, and liabilities incurred as a result of or arising out of bidding or out of the invitation to bid. Owner and Consultant will not be liable in any way.

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List of Subcontractors – Statement

It is understood by the Bidder that the following List of Subcontractors is complete and that no addition or substitution to this list will be permitted after the closing date of Tenders, unless approved by the Owner or his representative.

SUBTRADE	PROPOSED SUBCONTRACTOR OR SUPPLIER	PROPOSED SPECIFIED PRODUCT OR MATERIAL
Stretchable ceiling finish	Laqfoil Ltd.	Ceiling finish and lights

1.17. Bid Agreement

By submitting this bid, the Bidder agrees that:

- This bid is made without any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same work except for prices submitted for subcontracts and is in all respects fair and without collusion or fraud,
- The drawings and specifications have been examined and there are no materials or methods indicated to which the Bidder objects or for which the Bidder would be unwilling or unable to accept responsibility and will notify the Owner before award of the Contract otherwise,
- The Bidder agrees that after signing the Contract, full responsibility for the performance of the Work will rest with the Bidder and the Owner is in no way to be held liable,
- In submitting this bid, we recognize the right of the Owner to accept any bid at the price submitted, or to reject all bids without stating reasons therefore, and the lowest or any tender will not necessarily be accepted,
- We undertake and hold ourselves ready, upon the acceptance of our bid, to enter into a Contract with the Owner for due execution and completion of the Work based on Standard Construction Document CCDC 2 - 2020 Contract (produced by Canadian Construction Documents Committee),
- We agree to start **within (2) weeks** of receiving written notice of the Contract Award and to attain Substantial Performance of the Base Bid Work in accordance with the Contract Documents within (2) week(s) of commencing the Work, assuming no weather delays,
- Execute the 'Agreement' within ten (10) days of receipt of the approval,
- We agree to provide a valid Certificate of Insurance to the Consultant, within ten (10) working days upon receiving written bid acceptance from the Owner, Insuring the client and the Consultant.
- We agree to provide a valid W.S.I.B. Clearance Certificate to the Consultant, within ten (10) working days upon receiving written bid acceptance from the Owner.
- We agree to provide Performance Bond Certificate within ten (10) working days upon receiving written bid acceptance.

(INSERT COMPANY LEGAL NAME)

(AUTHORISED SIGNATURE)

(PRINT NAME)

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1.18. Contractor's Declaration

We hereby abide by the General Conditions of the General Contract CCDC 2 -2020 Contract, Instruction to Bidders, and hereby offer to perform the Work set forth in the aforesaid documents.

We declare ourselves competent to undertake and complete the Work and, hereby offer to enter into a Contract to perform the aforementioned Work.

(print name)

1.19. Change Orders

Additional work required by the Contractor or the Owner – Part 6, GC 6.2 Change Order of CCDC 2-2020

Following the discovery of additional work to the scope of work, the contractor must inform the Consultant immediately. The contractor, at the Consultant's request has to provide a costing estimate based on the scope of work outlined by the Consultant as part of this document.

A breakdown of labor and materials costs for all changes will be submitted by the Contractor through the Consultant for approval by the Owner.

The Consultant will submit a Change Order FORM including the contractor's estimate for Owner's review and approval

1.20. Payment of Work

- Work completed will be inspected by an engineer from RLV Consulting Engineering.
- Payment request (invoice) will be based on the work completed and must be defined in percentage on the invoice submitted
- Contractor must submit the invoice to the Consultant for Certification
- The invoice submitted must state the 10% Hold Back separately in numbers
- Request for Payment of the Change Orders must be stated in the invoice separately
- The Contractor shall request the Consultant to conduct a work inspection when 90% of the work is completed. Following that, the consultant will declare the Substantial Completion and will submit the Statutory Declaration to the Owner for records
- The contractor will not charge for non-productive time or periods of standby by the Contractor or the Contractors' forces.
- Payments of the Hold Back will be followed in accordance with GC 54 of the CCDC 2-2020

1.21. General Instructions

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- Accept instructions only from the Consultant and/or sources designated by the Consultant.
- The building shall remain in use in areas not immediately affected by the work.
- Ensure that normal building operations and maintenance may be carried out without disruption, except as otherwise noted herein or stated in the Bid.
- Comply with the most current requirements of the most current versions of the Federal and/or Provincial Building Codes and all the local, municipal and provincial by-laws and ordinances and required where the work is located. All Standards referred to shall be the current editions as amended at the date of issue of Contract Documents.
- Comply with the most current requirements of the Occupational Health and Safety Act, and Regulations for Construction Project as stipulated in the Federal, Provincial, Municipal requirements where the work is located.

Note 1: the flooring must be completed first before other tasks of the project can proceed. Any task that generates dust and dirt must be completed and the area be cleaned prior to the installation of the Laqfoil Panels. Once the Laqfoil Panels are installed no cutting, grinding or anything generating dust can be undertaken.

Note 2: see page 18 and 19 for additional instructions

1.22. Documentation, Co-ordination and Inspections

The Contractor shall keep on site a copy of the Notice of Project, Specifications, Contract Drawings, WHMIS data sheets, Safety Policy and Procedures, WSIB, Permit, Permit Drawings, Shoring Drawings (if applicable), Documentation substantiating work, Field Tests and Inspections reports, all relevant product data sheets, proof of WHMIS training for all site personnel, Change Orders, and any additional amendments and/or relevant information as required by the regulating municipal and federal standards, whatever applicable.

All work shall be inspected and accepted on behalf of the Owner by the Consultant.

The Contractor shall give the Consultant 24 hours advance notice for inspection services, when requested by the contractor.

Contractor shall contact the Consultant either by phone, by email or in person.

Coordination of trades will be the responsibility of the **GC Contractor** to ensure the work is completed as per the schedule.

Contractor's employees must be certified / licensed for the installation of specified materials.

The Owner reserves the right to deduct from the Contractor amounts for extra inspection and testing by the Consultant as required for certification of payment of work done to repair a deficiency; the right to retain independent inspection companies to confirm compliance by the Contractor to the Contract Documents.

The Contractor responsible for notifying the Consultant and the Building Inspector (if necessary) for follow-

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up review of any project component the local municipal authority requires (if necessary), including any associated costs for these inspections or inspections thereafter to correct disparities and deficiencies required.

The Contractor shall be aware that the breakdown of the specification into sections does not represent any actual division of the work and shall be responsible for coordination of work tasks interdependencies, as outlined in the WBS with all subcontractors and trades.

The Contractor is to attend at least one week prior to start of work a construction co-ordination meeting to discuss the work. The meeting time will be determined by the Owner and /or Owner's representative at a mutually agreeable time and place and is to include the Contractor's Project Manager or GC (General Contractor) and Property Manager, Consultant and Owner and /or Owner's representative.

A regular site meeting on site with the same personnel as agreed upon with the Owner and /or Owner's representative to review progress of work and concerns. This can be set by the Consultant.

All work shall meet or exceed the more stringent of the manufacturer's requirements or the requirements of this Specification, including sections within.

1.23. Working Hours

Work shall be allowed from 8:00 a.m. to 6:00 p.m., Monday to Friday. Any work beyond the aforementioned work hours is subject to approval by the Owner.

The work shall be performed according to the start date and duration given in the Bid Document.

Saturday, Sunday and Statutory Holidays work is not permitted unless with the approval of the Owner.

Noise making activity is not permitted on Saturday, Sunday, and Statutory Holidays or otherwise approved by the Owner.

Complaints from municipal and provincial authorities is reasonable grounds for discontinuance of extended working hours.

1.24. Protection of Work and Property

Provide interior barricading and exterior fencing as per specification drawings and requested by OHSA.

Ensure fire protection measures are followed, and the local authorities having jurisdiction are informed.

The Contractor is to provide adequate protection of materials and work from damage and staining by weather and other causes and ensure that all new work to be damaged is protected at the end of the day's work.

The Contractor is to protect adjacent materials work of other trades to prevent damage, and all portions of the buildings affected by work, and all damage, soiling, and staining occurring during the progress of work, until the work is completed, and will be required to be made good at no additional cost to owner. This includes damage caused or clean-up required by dispersion of dust generated by the work.

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Before commencing work, inspect all building components within the area of the work, such as drains, lights, etc. A written deficiency list documenting the items is to be submitted if there is existing damage, or if items are not functioning. This provision is for the mutual protection of the Contractor and the Owner. Any existing deficiency not recorded in the report will result in the Contractor being required to make good such deficiency at his own expense after the completion of work.

The Contractor will be responsible to make good all items noted to be damaged and/or not functioning after the work which was not recorded prior to the work. This includes for the correction of deficiencies paid for the owner, cost for time of Consultant and/or Owner for costs incurred as a result of lack of response by the Contractor to arrange details of compensation.

The Contractor is to protect from damage due to construction activities of all existing finishes, services, structural elements and equipment to remain. Make good damage at no expense to Owner.

The Contractor shall assume all responsibility for any damage resulting from the use of the building's drainage system to dispose of construction water irrespective of the drain system condition.

1.25. Applicable Laws, Regulations and Standards

The Contractor is responsible for obtaining and paying for all, street permits, power line protection, damage deposits, etc., as required. Obtain all related permits, including sidewalk/roadway occupation permits as required by the local municipality (if and where required)

Determine the nature and extent of all site services above and below grade prior to commencement of work. All utilities and services shall be protected against damages or interruption. Any claims resulting from damage shall be the Contractor's responsibility.

The Contractor assumes full responsibility for safely maintaining existing building site conditions when performing the work, the Consultant and Owner will not be held responsible in any way for site safety for the methods of the Contractor to carry out work as detailed in the specification.

The Contractor **MUST file a Notice of Project with the Ministry of Labor** and meet all safe work practices given by authorities having jurisdiction. Failure to comply with instructions or orders from the Ministry of Labor or other authorities regarding safe work practices or provision of specified requirements under the Act shall be considered non-compliance with the Contract. Access to work areas shall be limited to workers and parties associated with the work only.

The Contractor is responsible for the protection and safety of the general public and workmen in accordance with the current edition of the Occupational Health and Safety Act and Regulations for Construction Projects. This includes protection and safety of all pedestrians and vehicles in the work area at all times and is to provide all necessary signs, barricades, and guardrails as required to ensure the safety of the general public and the workmen. No actions or lack of action by the Owner or Consultant shall be deemed to be an instruction related to safety of the workplace.

1.26. Materials and Equipment

All storage areas are to be at locations approved by Owner within site boundaries, in a location to prohibit vandalism and unauthorized use. The Contractor is responsible for the security of all materials and equipment,

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the Owner will not be responsible for any claims resulting for any theft or damage.

The Contractor is to verify, where applicable, the material expiry dates delivered on site. Immediately notify Consultant and dispose of all materials away from the site past the expiry date.

Management to provide washrooms facilities and material storage.

1.27. Project & Construction Meeting

Prior to commencement of the work, a preconstruction meeting will be held by the Consultant, Contractor and Property Manager to review the condition of existing finishes and discuss the Work of the Contract.

Regular construction meetings shall be convened, at the site, for the duration of the contract or otherwise as directed by the Consultant. The meetings shall be under the direction of the Consultant.

1.28. SCOPE OF WORK

As defined in the Design Specifications, including the Appendix-A

1.29. Substantial Performance

The application for Release of the Hold Back to be submitted by the Contractor after the Substantial Performance Inspection has been conducted by the Consultant and the Contractor in accordance with Section GC 5.4 of the CCDC 2-2020.

Substantial Completion set for 90% of the work within the scope is completed. Statutory Declaration to be filed by the Consultant in accordance with Canadian Construction Documents Committee (CCDC – 2-2020) GC 5.4 and 5.5.

1.30. References

Substantial Completion (Statutory Declaration) set for 95% of the work within the scope is completed. Statutory Declaration to be filed by the Consultant in accordance with Canadian Construction Documents Committee (CCDC – 2-2020) GC 5.4 and 5.5.

1.31. Inspection & Declaration

It is the responsibility of the GC / Contractor to notify the Consultant when work has **reached 90%** of completion. The Consultant will undertake an inspection conjointly with the GC / Contractor to inspect the work completed and identify the possible deficiencies.

The Consultant will record the deficiencies and will notify the GC / Contractor in writing. The GC / Contractor must provide a schedule to rectify the deficiencies. It is the responsibility of the GC / Contractor to track the completion of the deficiencies and inform the Consultant for final review.

The Consultant will schedule date to review the **corrected** deficiencies prior to 95% of the work has been completed (substantial completion) in order to be able to file the Statutory Declaration.

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The Contractor will be responsible for all costs associated with Repeating Inspections resulted from failure to complete the deficiencies as per the schedule, or inspections out of Consultant's scope.

The application for Release of the Hold Back to be submitted by the Contractor after the Substantial Performance Inspection has been conducted by the Consultant and the Contractor in accordance with Section GC 5.4 of the CCDC 2-2020, and prior to Statutory Declaration submission.

1.32. Deficiencies and Project Completion

See section 1.31. above for details regarding the deficiency repair and inspection.

Incomplete deficiencies, or items found at the Substantial Completion inspection or work that remain will be **charged back to the contractor** at a cost established by the Consultant. The cost of outstanding/ incomplete work or deficiencies will be stated in the Statutory Declaration.

Final inspection at the completion of the work will be established by the Consultant and will be conducted conjointly with the Contractor and Property Management/ Agent on behalf of the Owner.

2.0 Special Instructions

It is imperative for all bidders to review and acknowledge **the specifications** provided in the Design Drawings attached in the Appendix "A".

2.1. Costs

2.1.1. Laqfoil Ltd has been selected by the BOD of PCC 289 to provide and install the Laqfoil product for the ceiling finishes for the cost of \$76,088.10 tax excluded. The supply and install of the Laqfoil has been fully paid by the corporation to the contractor directly.

The GC has to assume the responsibility for the subcontractor required by OHSA and ensure access and scheduling is provided. The GC is entitled to apply CCDC terms and requirements.

2.1.2. The GC has to carry an allowance for new installation of the pool emergency system, and surveillance camera.

2.1.3. The GC has to carry an allowance for electrical connections; lights, equipment, safety, and surveillance systems

2.1.4. The GC has to carry an allowance for pool markings, signage, etc. in compliance with OHSA applicable regulations.

2.1.5. The GC has to carry an allowance for Fire System modification to lower the fire sprinkler heads below the ceiling finishes and to comply with OFC (Ontario Fire Code Regulation). GC must use the corporation's fire prevention contractor (contact to be supplied by the management)

2.2. Sequence of Tasks

2.2.1. The flooring must be completed first before other tasks of the project can proceed. Any task that

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generates significant dust and dirt must be completed and the area be cleaned prior to the installation of the Laqfoil Panels.

2.2.2. The height and clearance of the sprinkler heads to be adjusted in compliance with the OFC prior to Laqfoil ceiling finishing is installed.

2.3. Specific Directives

2.3.1. Once the Laqfoil Panels are installed no cutting, grinding or anything generating significant dust can be undertaken.

2.3.2. The fire dampers grills will be provided for the GC to install after the floor finishes installation is completed.

2.3.3. Ensure extensive cleaning is completed prior to the filling of the pool.

2.3.4. All surplus material to be provided to management.

2.3.5. All waste construction material to be removed from site.

Yours truly,



R. L. Veerasammy, C. Eng., P. Eng., PE, BSSO

Appendix “A” - Design Drawings

Appendix “B” – Pool Coating & Finish

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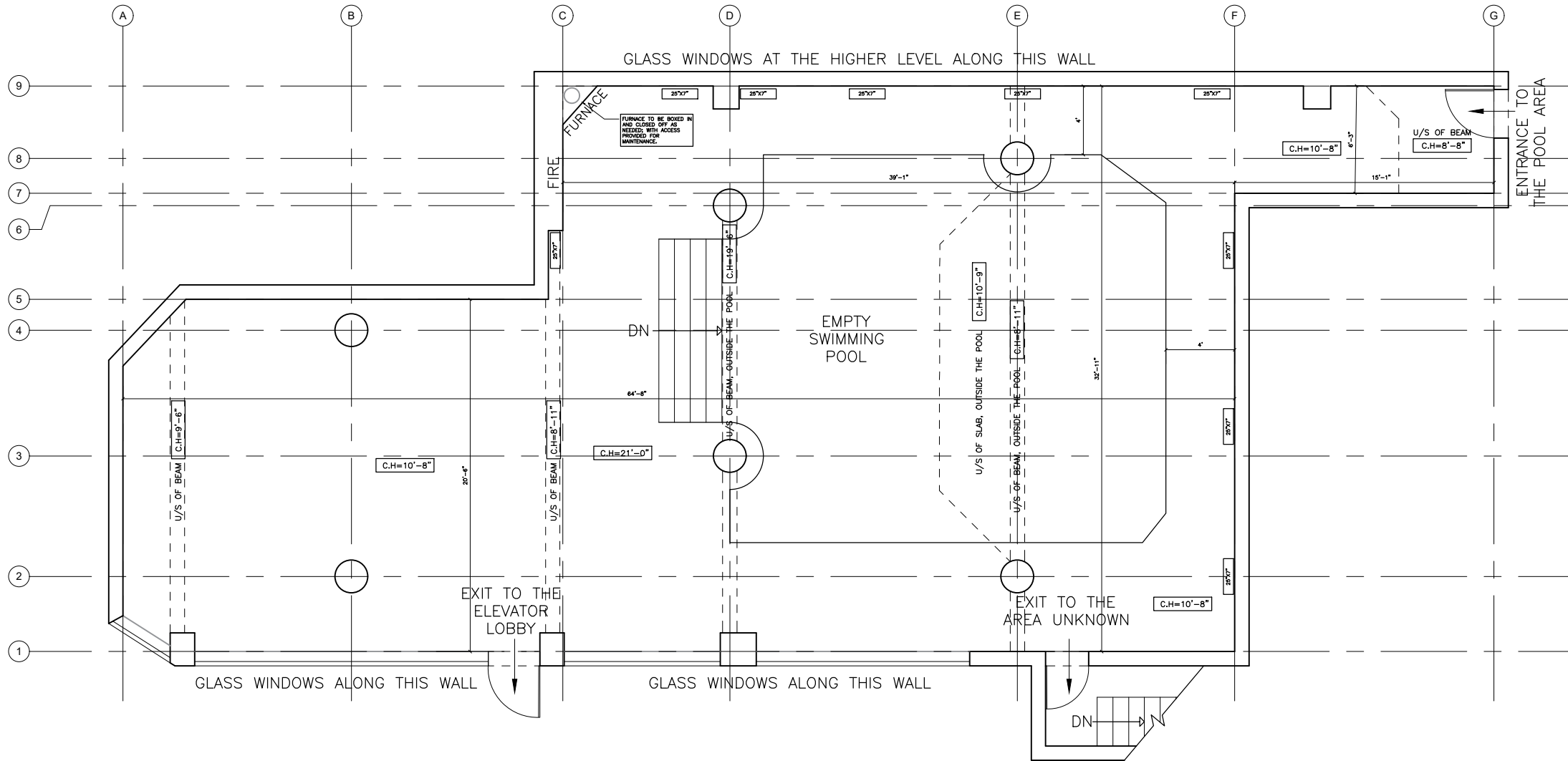
Professional Engineers
Ontario



Pinnacle 1 – PCC 289

POOL AREA
INTERIOR
DESIGN
PACKAGE

HUDSON
KRUSE ±
INTERIOR DESIGN



ISSUE		
No.	Date	Description
1	AUG 26 2023	AS-BUILT Created
2	NOV 14 2023	INFORMATION ADDED

HUDSON KRUSE + SONS

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Project
Pinnacle 1 - PCC 289

Drawing Title
AS-BUILT : BASEMENT LEVEL POOL AREA

Scale	1/8" = 1'-0"
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No. **D100**

ISSUE		
No.	Date	Description
1	NOV 05 2023	Schematic Created

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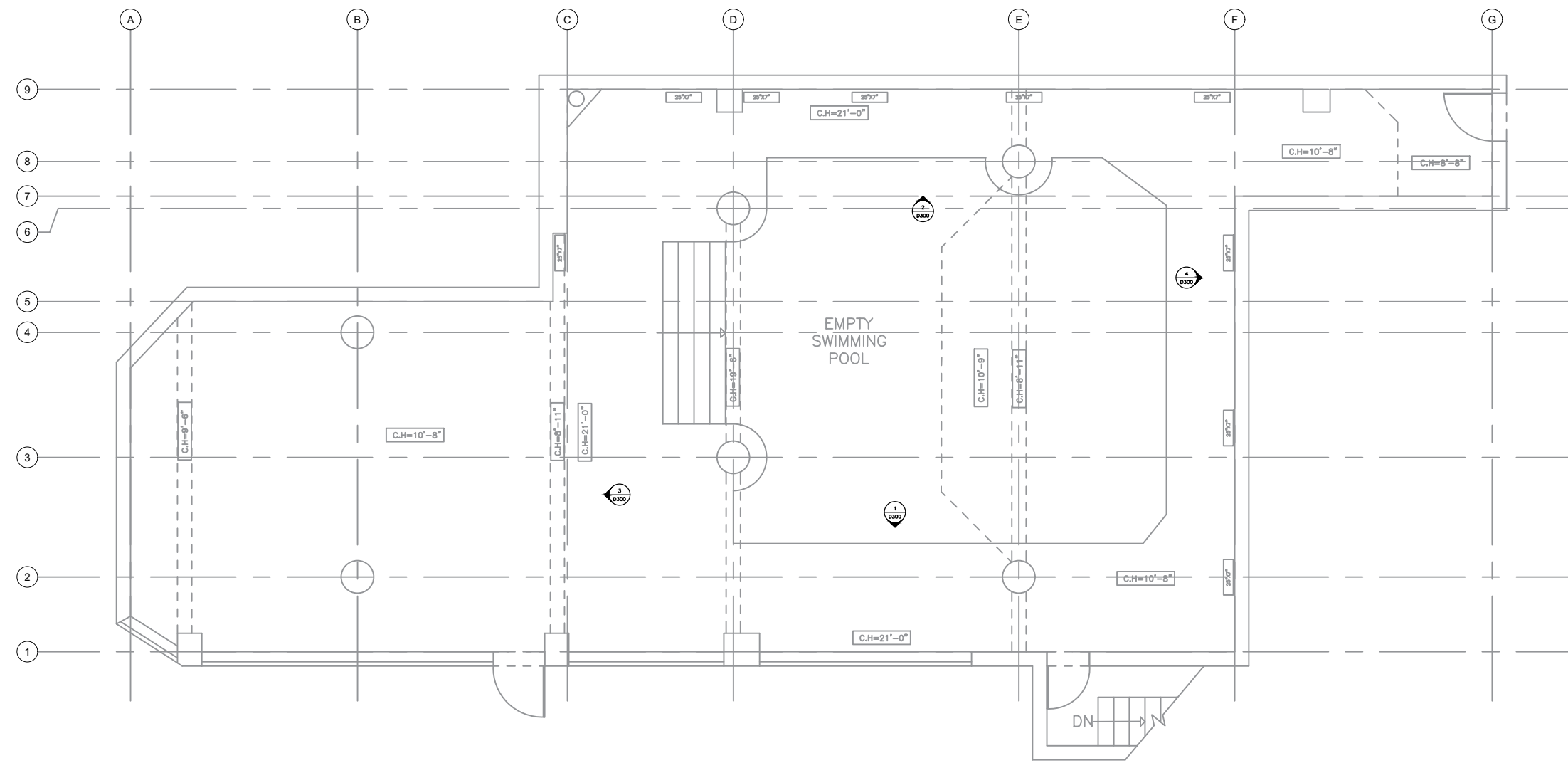
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Project
Pinnacle 1 - PCC 289

Drawing Title
BASEMENT LEVEL POOL AREA : FLOOR PLAN

Scale	1/8" = 1'-0"
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No. **D200**



ISSUE

No.	Date	Description
1	NOV 05 2023	Schematic Created
2	NOV 14 2023	INFORMATION ADDED

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Project

Pinnacle 1 - PCC 289

Drawing Title

BASEMENT LEVEL POOL AREA : FLOOR FINISH PLAN

Scale 1/8" = 1'-0"

Project No. PCC289

Drawn by DM

Checked by EM

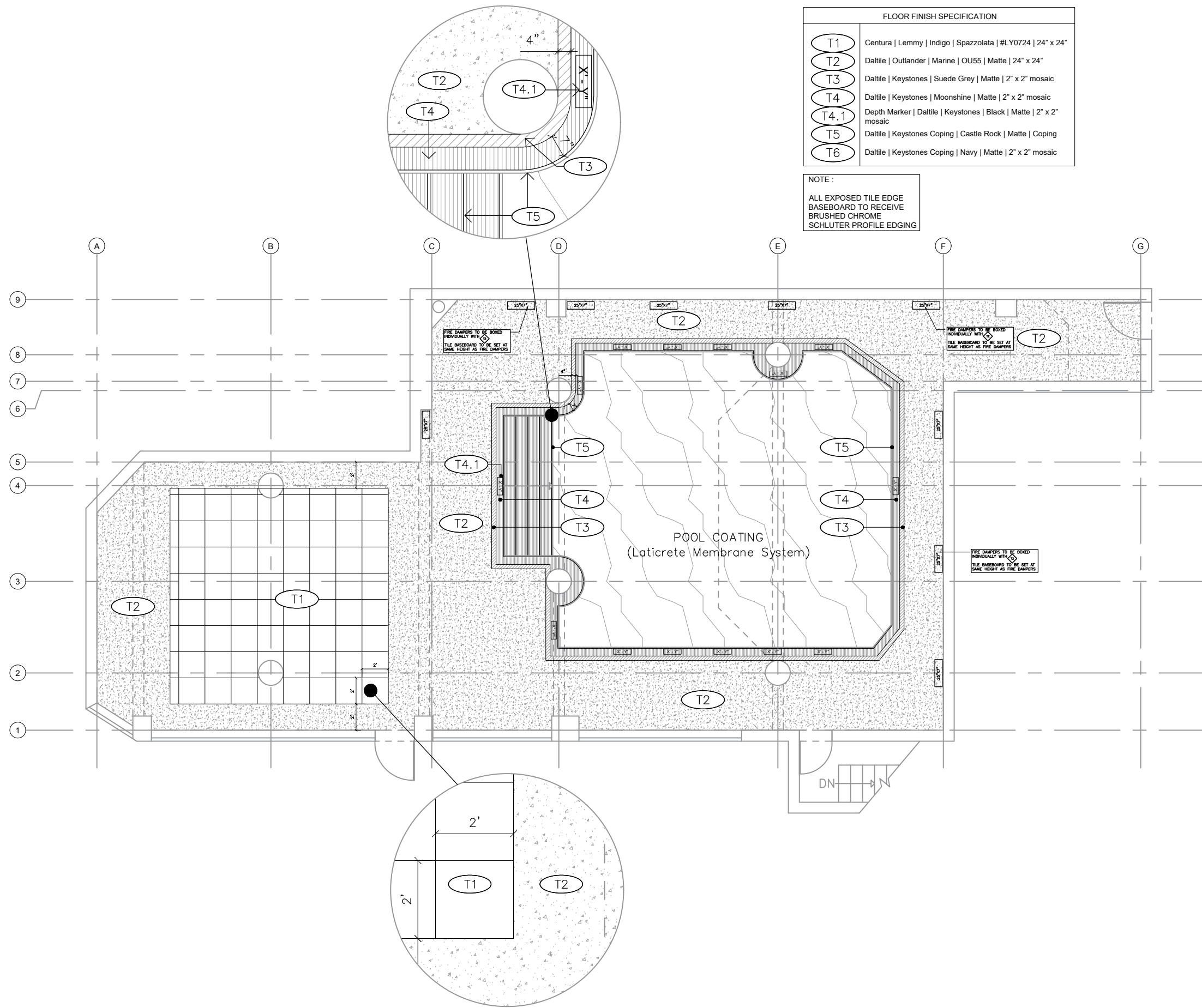
Date AUG 26 2023

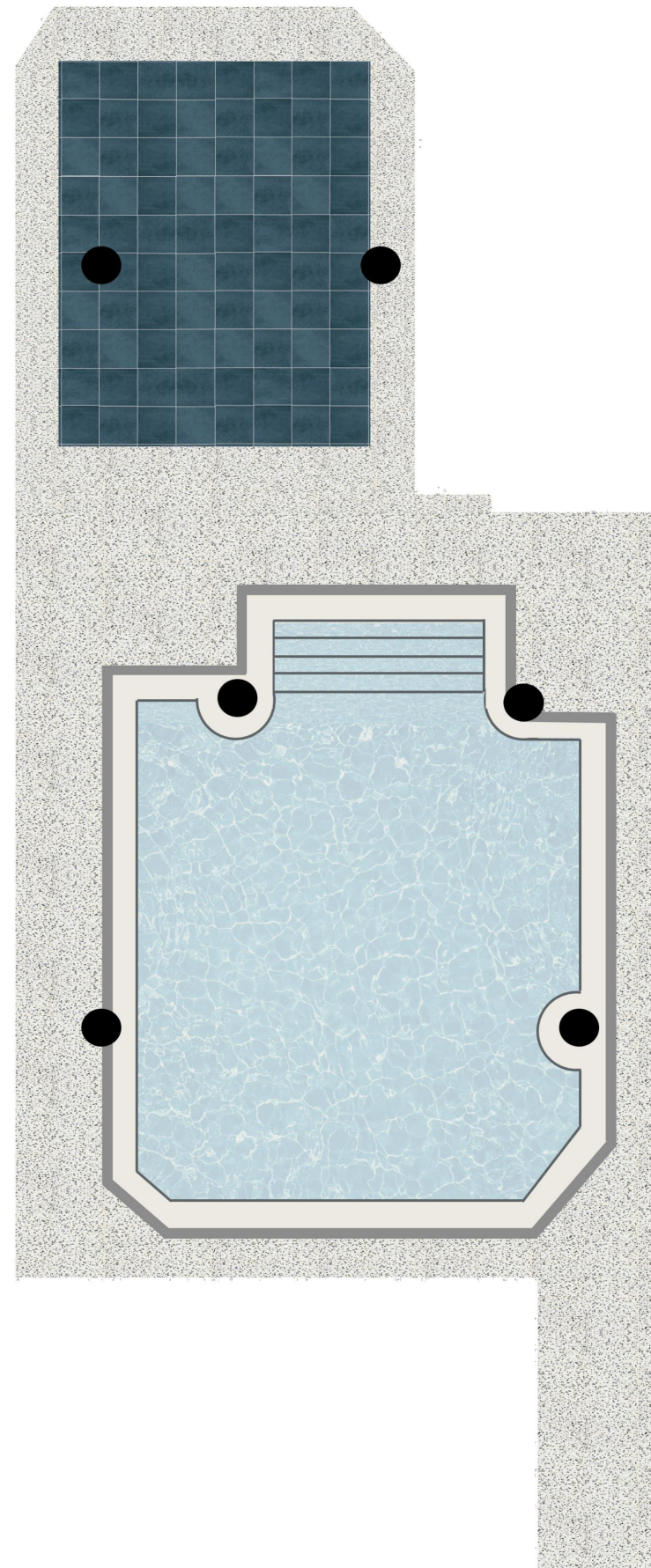
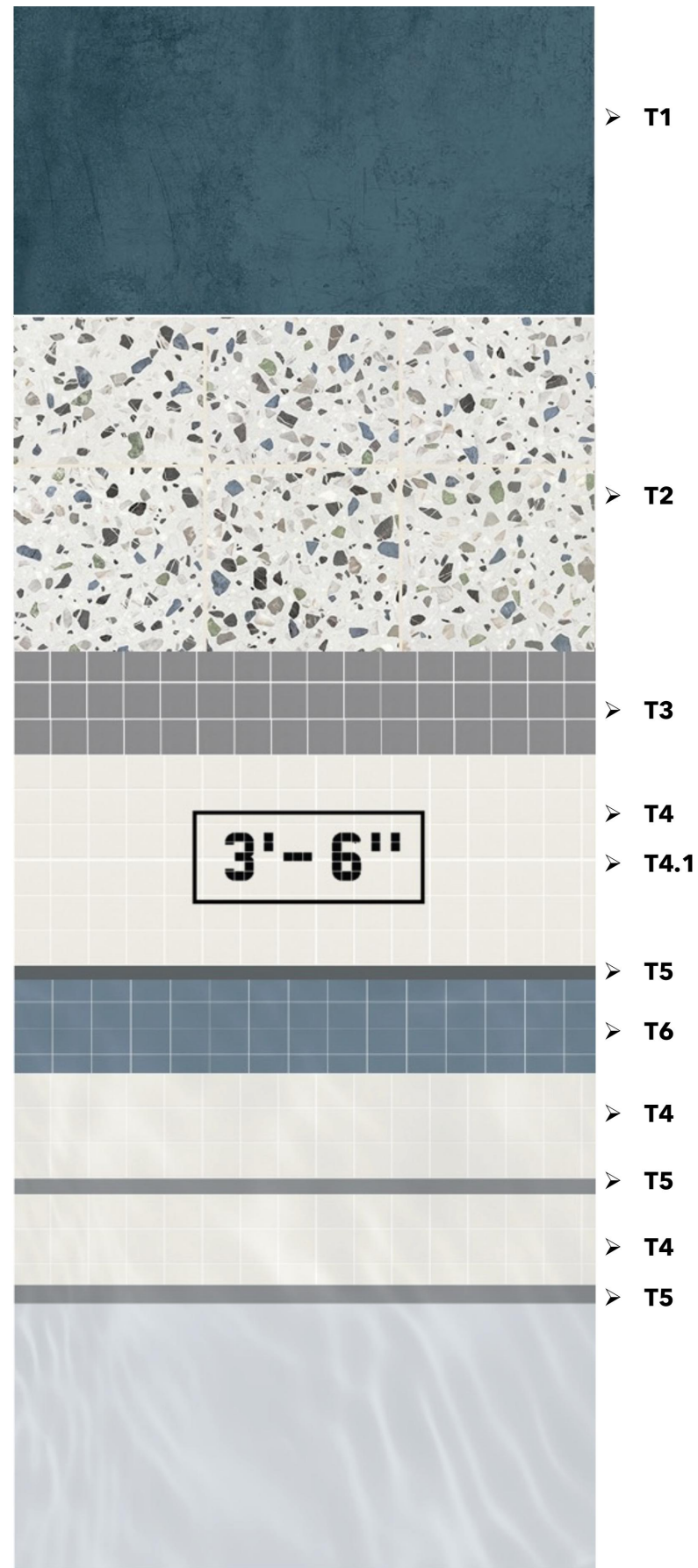
Drawing No.

D201

FLOOR FINISH SPECIFICATION	
T1	Centura Lemmy Indigo Spazzolata #LY0724 24" x 24"
T2	Daltile Outlander Marine OU55 Matte 24" x 24"
T3	Daltile Keystones Suede Grey Matte 2" x 2" mosaic
T4	Daltile Keystones Moonshine Matte 2" x 2" mosaic
T4.1	Depth Marker Daltile Keystones Black Matte 2" x 2" mosaic
T5	Daltile Keystones Coping Castle Rock Matte Coping
T6	Daltile Keystones Coping Navy Matte 2" x 2" mosaic

NOTE :
 ALL EXPOSED TILE EDGE BASEBOARD TO RECEIVE BRUSHED CHROME SCHLUTER PROFILE EDGING





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1	NOV 05 2023	Schematic Created

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Project	Pinnacle 1 - PCC 289
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Drawing Title	BASEMENT LEVEL POOL AREA : FLOOR FINISH RENDER
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Scale	N.T.S.
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No.	D201A
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ISSUE		
No.	Date	Description
1	AUG 30 2023	Schematic Created
2	OCT 10 2023	Lighting Layout Updated
3	NOV 05 2023	Pendant Lights Removed
4	FEB 06 2024	Track Lights Added

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Project

Pinnacle 1 - PCC 289

Drawing Title

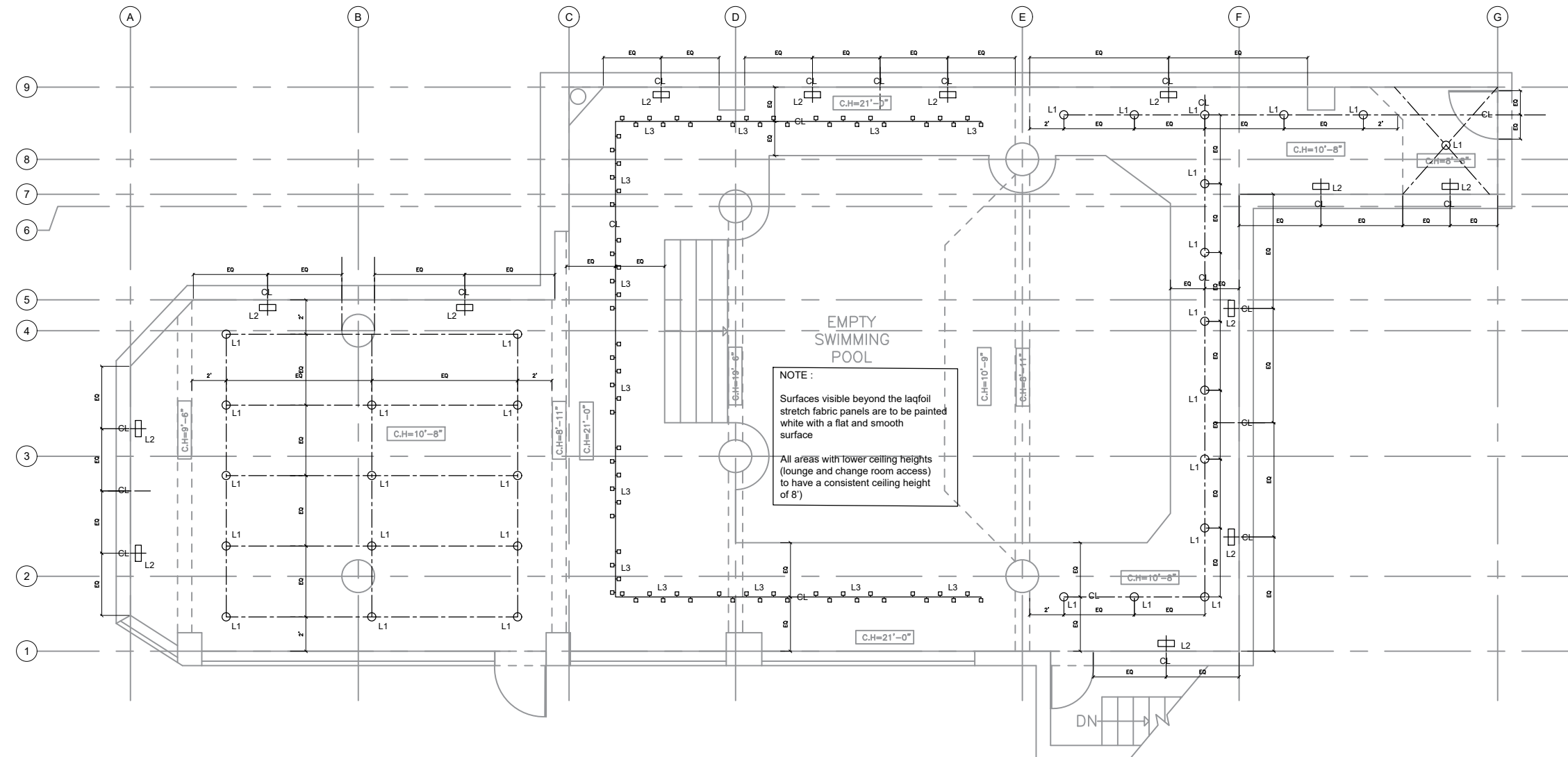
BASEMENT LEVEL POOL AREA : RCP

Scale	1/8" = 1'-0"
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No.

D202

LIGHTING SPECIFICATION AND LEGEND			
L1	○	RECESSED LIGHT	Universal Lighting Corp Recessed Light Satco Nuvo Satco S11812
L2	□	WALL SCONCE	Universal Lighting Corp Wall Sconce Carta 45720-017
L3	—•—•—•—•—	TRACK LIGHTS	LAQFOIL Magnetic Track Lighting ILP-20-S65 on ILP-20-S.U Rail Profile



ISSUE

No.	Date	Description
1	FEB 06 2024	Schematic Created
2	FEB 22 2024	LED Light Added
3	FEB 24 2024	LED Light Updated
4	MAR 14 2024	Finish Hatch Corrected

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Project

Pinnacle 1 - PCC 289

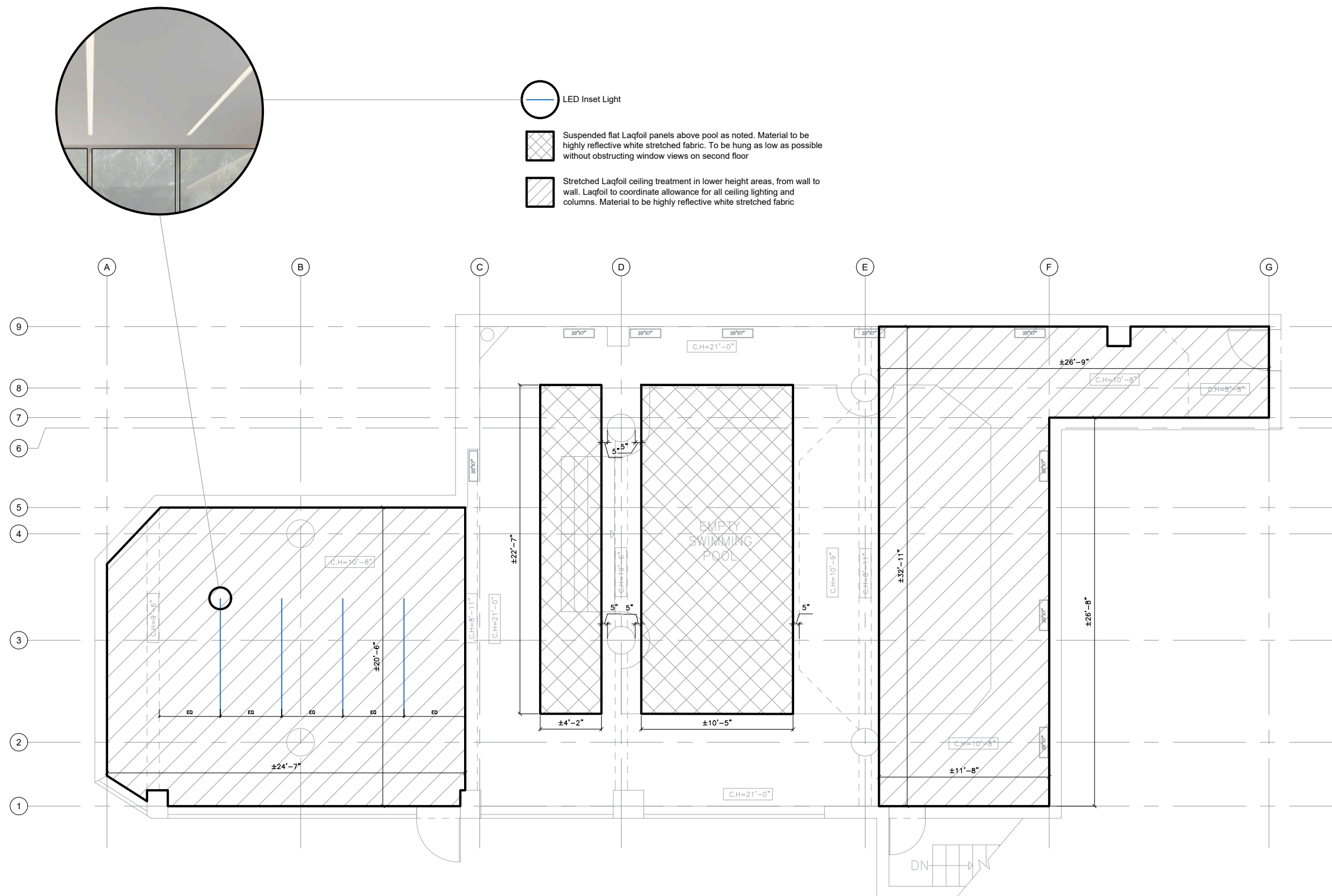
Drawing Title

BASEMENT LEVEL POOL AREA : RCP FINISHES

Scale	1/8" = 1'-0"
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No.

D203



ISSUE

No.	Date	Description
1	MAR 15 2024	Schematic Created

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Project

Pinnacle 1 - PCC 289

Drawing Title

BASEMENT LEVEL POOL AREA : RCP CONSTRUCTION

Scale 1/8" = 1'-0"

Project No. PCC289

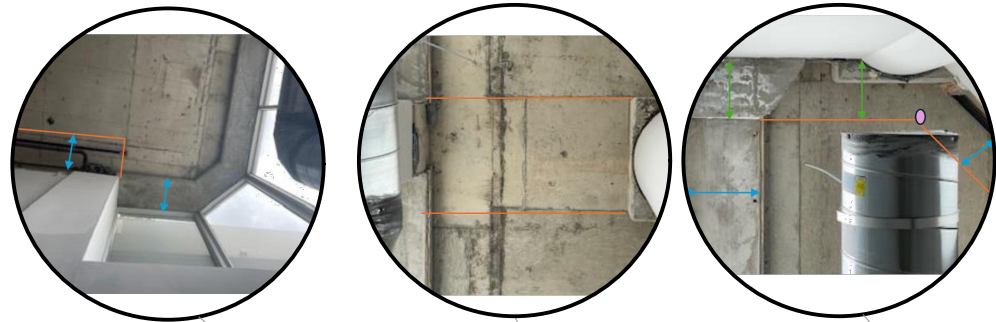
Drawn by DM

Checked by EM

Date AUG 26 2023

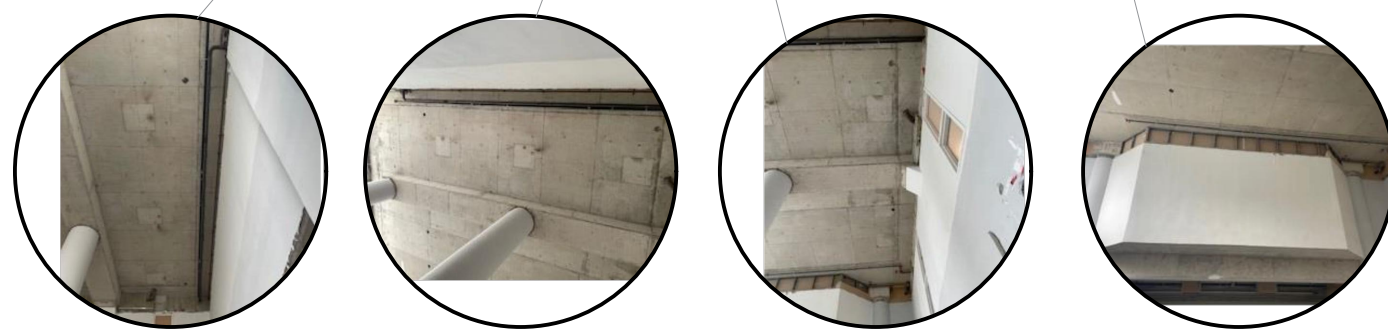
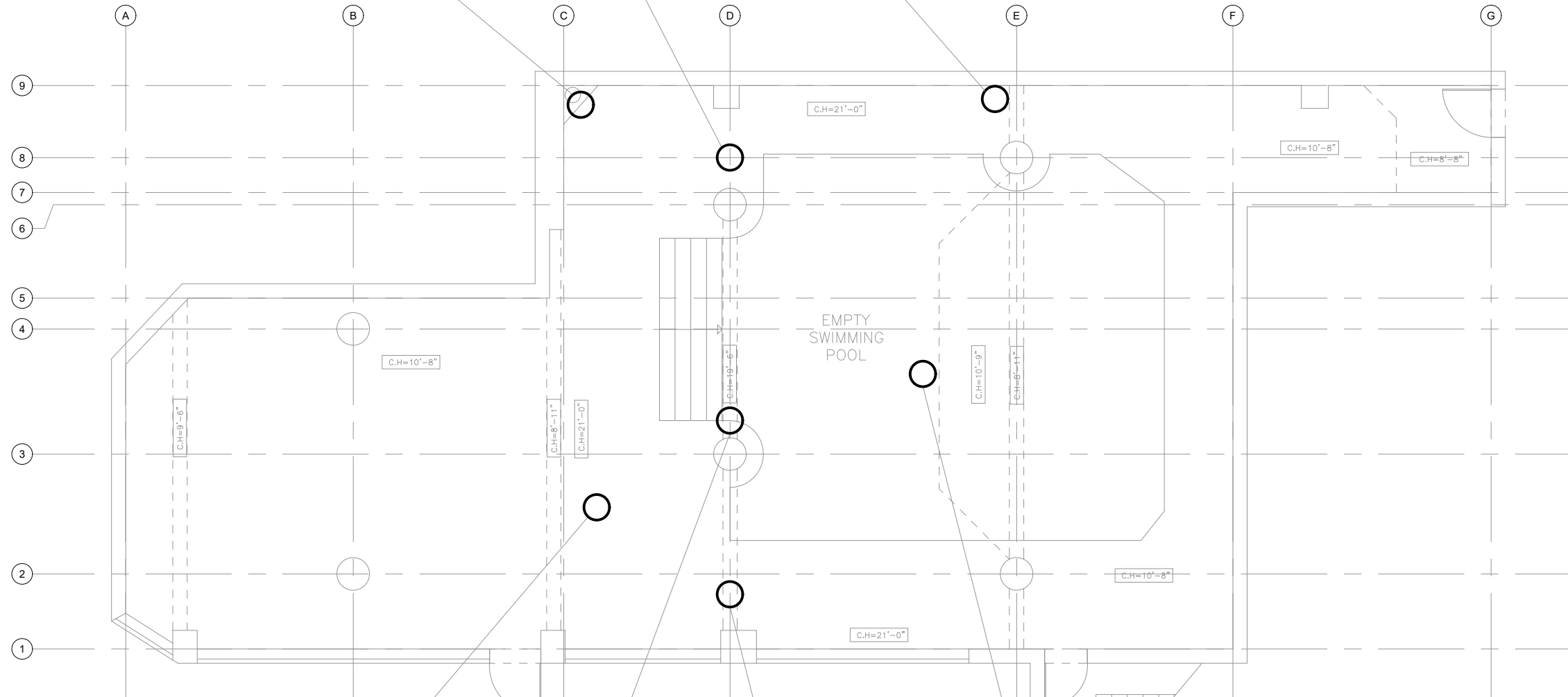
Drawing No.

D204



NOTE 1 :

- BUILD A BULKHEAD TO MIMIC THE CONCRETE BEAM TO EXTEND FROM THE END OF THE EXISTING BEAM TO THE WINDOW EDGE. CONSTRUCTION TO BE OF CEMENT BOARD ON METAL STUDS FRAMING SUBSTRATE.
- THE DESIGN WILL BLOCK A VERY SMALL SECTION OF THE UPPER PART OF THE WINDOW BUT WITHOUT INSTALLING IT THE GAP WILL HAVE AN AESTHETIC ISSUE. DECISION TO BE TAKEN BY THE BOD.

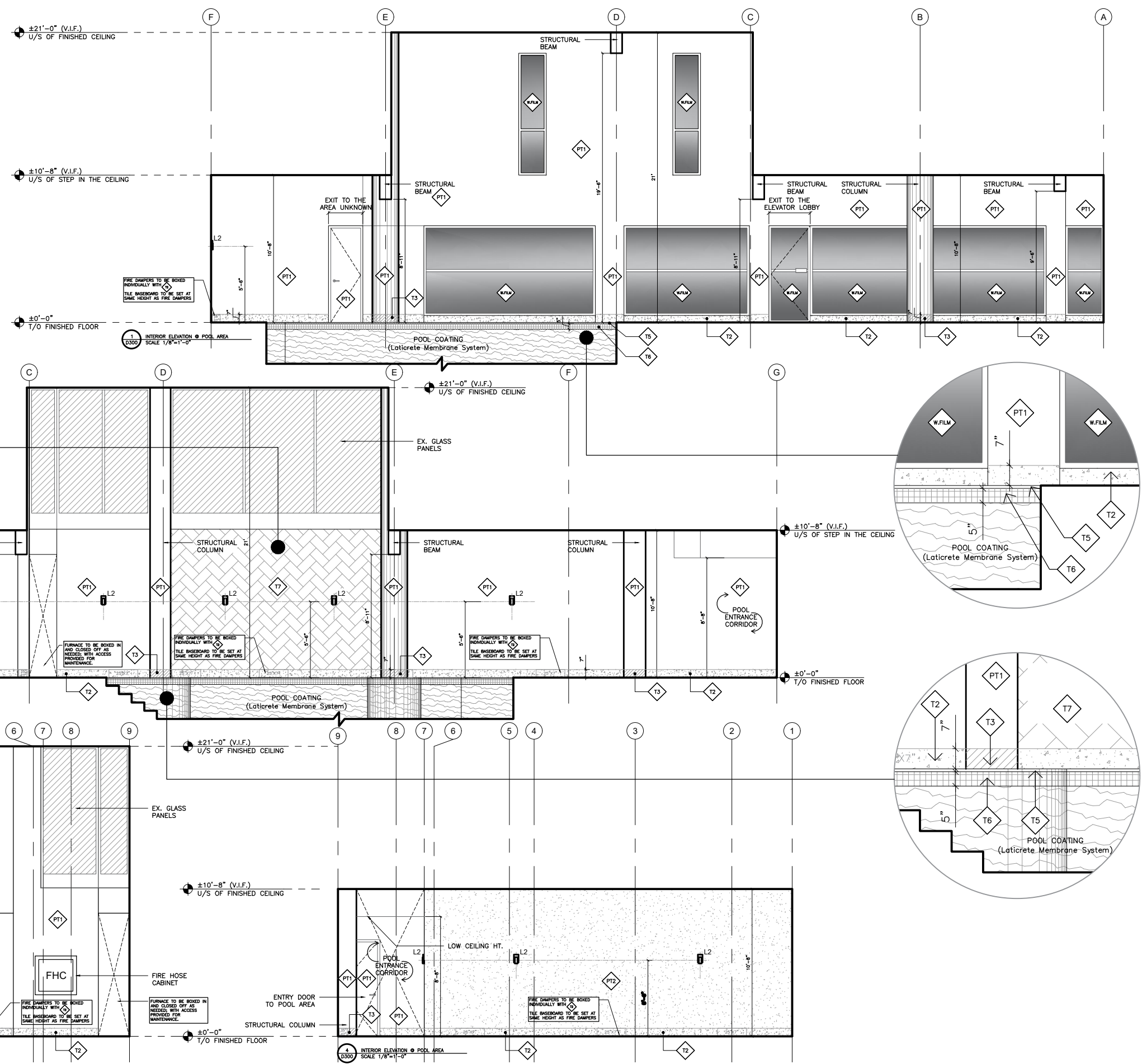
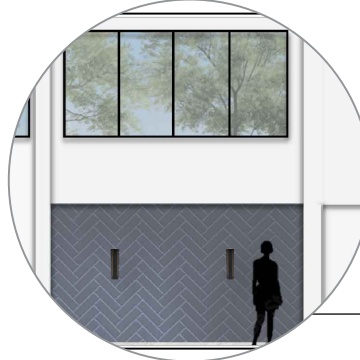


NOTE 2 :

- USING THE EXISTING PROFILE PAN ABOVE THE WINDOW, WHICH APPEAR TO BE 2 FEET WIDTH, EXTEND THE PAN TO SURROUND THE ROOM PERIMETER.
- THE PAN AT THE CORNER OF THE END OF THE VENT TERMINATION WILL HAVE DIFFERENT WIDTHS, SEE THE GREEN DIMENSION AND THE BLUE DIMENSION, WITH A TRANSITION POINT OCCURRING BETWEEN THE TWO, SEE PURPLE POINT.
- THE CORNER AT THE WINDOW ABOVE THE VENT DUCT WILL BE OFF SET TO AN EQUAL DISTANCE OF THE PAN WIDTH.
- ALL PANS WILL BE PAINTED WHITE TO MATCH CEILING COATING. PAN TO BE PERFORATED, AS REQUIRED, TO ALLOW SPRINKLER HEADS PROTRUDING

WALL FINISH SPECIFICATION	
PT1	Benjamin Moore Simply White OC117 Eggshell (ceiling and all other walls)
PT2	Benjamin Moore Gentleman's Gray 2062-20 Eggshell (accent paint wall)
W.FILM	3M Window film Fasara SH2FGCN Cloud Natural
T5	Daltile Keystones Coping Castle Rock Matte Coping
T6	Daltile Keystones Coping Navy Matte 2" x 2" mosaic
T7	Centura Wadi Indaco #WA30056 2.5" x 12" Herringbone (accent tile wall)

NOTE:
ALL EXPOSED TILE EDGE BASEBOARD TO RECEIVE BRUSHED CHROME SCHLUTER PROFILE EDGING



ISSUE		
No.	Date	Description
1	NOV 06 2023	Schematic Created
2	NOV 14 2023	INFORMATION ADDED
3	MAR 18 2024	INFORMATION ADDED

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Project
Pinnacle 1 - PCC 289

Drawing Title

BASEMENT LEVEL POOL AREA : INTERIOR ELEVATIONS

Scale	1/8" = 1'-0"
Project No.	PCC289
Drawn by	DM
Checked by	EM
Date	AUG 26 2023

Drawing No. **D300**



March 25, 2024

Pool Coating & Finish Specifications

Walls:

1. Apply Laticrete 3701 to fill in the rough surface concrete (up to an average of $\frac{3}{4}$ "') - **Completed**
2. Apply a slurry coat of 1/8" thick Laticrete 254, to further smooth surface
3. Apply Hyrdoban Cementitious coating. Ensure not to use liquid applied coating
4. Apply Marbelite finish coat up to skim line tile. Color to be determined

Floor:

1. Apply 1/8" thick Laticrete 254 to smooth the surface
2. Apply Laticrete 3701 thin coating
3. Apply 1/8" thick Laticrete 254 second layer as recommended by the manufacturer
4. Apply Hydroban Cementitious coating (waterproofing)
5. Apply 1/8" thick Laticrete 254 to protect the Hydroban waterproofing
6. Apply Finish Coat

Yours truly,



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